

Prepared by and return to:
David F. Delgado, Attorney
DELGADO LAW FIRM, PLLC
5779 Getwell Road, Bldg. D, Suite 5
Southaven, MS 38672
662-536-2120
MS Bar No. 99983
09-09-0204

Address of Grantor:
556 West Northern St.
Hernando, MS 38632
Residence Phone: 901-351-5588
Business Phone: n/a

Address of Grantee:
552 Wadsworth Circle
Hernando, MS 38632
Residence Phone: 901-237-3457
Business Phone: n/a

Indexing Instructions: Lots 23 & 24, & Part of 25, Fairview Heights Subdivision, in the Town of Hernando, DeSoto County, Mississippi, in Section 13, Township 3, Range 8 West, as shown on the recorded plat of said subdivision in Plat Book 1, Page 11, in the Office of the Chancery Clerk of DeSoto County, Mississippi

WARRANTY DEED

MARY LOVELL,
A Married Person,

GRANTOR

TO

DUSTIN HALL, A Married Person, and
RON HALL, A Married Person,

GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid by the Grantee to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **MARY LOVELL, A Married Person,** does hereby grant, bargain, sell, convey and warrant unto **DUSTIN HALL, A Married Person and RON HALL, A Married Person, as joint tenants with full right of survivorship and not as tenants in common** the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 23 & 24, Fairview Heights Subdivision, in the Town of Hernando, DeSoto County, Mississippi, in Section 13, Township 3, Range 8 West, as shown on the recorded plat of said subdivision in Plat Book 1, Page 11, in the Office of the Chancery Clerk of DeSoto County, Mississippi

Also, part of Lot 25, Fairview Heights Subdivision, in the Town of Hernando, DeSoto County, Mississippi, in Section 13, Township 3, Range 8, as shown in the plat of said subdivision recorded at Plat Book 1, Page 11, in the Office of the Chancery Clerk of DeSoto County, Mississippi, more particularly described as beginning at the Southwest corner of Lot 25, thence in a northwesterly direction along the line dividing Lots 23 and 25, 101 feet to a stake in the South line of Lot 24; thence East along the South line of Lot 24 approximately 27.2 feet to the Southeast Corner of Lot 24; thence South to the point of beginning.

Title to the above described property is vested in Mary Lovell. Jon Lovell, husband of Mary Lovell, for the consideration expressed herein, joins herein for the purpose of granting, bargaining, selling, conveying, and confirming, and does hereby grant, bargain, sell, convey, and confirm unto the party of the second part, their heirs and assigns, all rights, claims and interest of every kind, character, and description whatsoever which he may now have or hereafter may acquire, but the said Jon Lovell does not join herein in the covenants and warranties of this indenture.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following: subdivision and zoning regulations in effect in DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record for said subdivision. Taxes for the year of 2010 will be paid by the Grantee when due. Possession is to be given upon delivery of the deed.

WITNESS our signatures this the 31st day of March, 2010.

Mary Michael Lovell
Mary Lovell
Jon Lovell
Jon Lovell

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

Personally appeared before me, the undersigned authority in and for said State and County, on this the 31st day of March, 2010, within my jurisdiction the within named Mary Lovell and Jon Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledge that they executed the above and foregoing instrument.

Kyle E. Montgomery
Notary Public

My Commission Expires: 7-28-13

